

030.A

0003

0002.2

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
721,400 / 721,400  
721,400 / 721,400  
721,400 / 721,400

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
130		BROADWAY, ARLINGTON

## OWNERSHIP

Owner 1:	SCOTT SARA & LAUREN	Unit #:	2
Owner 2:			
Owner 3:			

Street 1: 130 BROADWAY UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: HILLGER JASON -

Owner 2: -

Street 1: 130 BROADWAY UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Vinyl Exterior and 2809 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7532																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
102	0.000	718,100	3,300		721,400	
Total Card	0.000	718,100	3,300		721,400	Entered Lot Size
Total Parcel	0.000	718,100	3,300		721,400	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	256.82	/Parcel: 256.82	Land Unit Type:

APPRaised:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
721,400 / 721,400  
721,400 / 721,400  
721,400 / 721,400Patriot  
Properties Inc.

!14808!

## PRINT

Date

Time

12/30/21

19:40:46

## LAST REV

Date

Time

11/18/19

08:34:46

danam

14808

## ASR Map:

Fact Dist:

## Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HILLGER JASON,	71738-158	2	10/12/2018		732,000	No	No		
DAVIS LONNA H,	55282-188		8/31/2010		380,000	No	No		
D IPPOLITO FRAN	40017-425		7/18/2003		390,000	No	No		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2011	1363	Alterati	5,000					REMOVE INT WALL CO
10/25/2011	1363	Manual	5,000					renovating interio
6/6/2007	413	Manual	5,000		G8	GR FY08		repair frame on fr
4/30/2007	293	New Wind	21,416					

## ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2019	SQ Returned	JO	Jenny O
12/20/2018	Measured	DGM	D Mann
2/3/2005	Other Change	BR	B Rossignol
6/7/2004	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH				Undisplayed Areas: GLA: 2809			
Type: 99 - Condo Conv				Full Bath: 2	Rating: Very Good														
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:	%			OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good														
Color: WHITE				A Kits:	Rating:														
View / Desir:				Frl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1916	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdict:	Fact: .			Floor: 2 - 2nd Floor															
Const Mod:				% Own: 58.000000000															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wal 2 - Plaster				Functional:		%		Interior:		1	7	3							
Sec Int Wall: 1 - Drywall	25 %			Economic:		%		Additions:											
Partition: E - Typical				Special:		%		Kitchen:											
Prim Floors: 3 - Hardwood				Override:		%		Baths:											
Sec Floors:	%			Total:	18.6 %			Plumbing:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ: 305.00				Heating:											
Bsmnt Gar:				Size Adj.: 1.02379847				General:											
Electric: 1 - AB Avg				Const Adj.: 1.15454042				Totals		1	7	3							
Insulation: 3 - Typical				Adj \$ / SQ: 360.515															
Int vs Ext: S				Other Features: 90000															
Heat Fuel: 2 - Gas				Grade Factor: 1.00															
Heat Type: 5 - Steam				NBHD Inf: 0.80000001															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC:			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 882150															
% Com Wal	% Sprinkled			Depreciation: 164080															
				Deprecated Total: 718070															
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:											
SPEC FEATURES/YARD ITEMS				Juris. Factor:		Before Depr:	288.41												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	20X10	A	AV	1916	27.50	T	40	102			3,300		3,300		
PARCEL ID 030.A-0003-0002.2																			
Total Yard Items: 3,300 Total Special Features: Total: 3,300																			
IMAGE AssessPro Patriot Properties, Inc																			
																			